

ENVIRONMENTAL CHECKLIST

B2100502

**SPOKANE ENVIRONMENTAL ORDINANCE
SECTION 11.10.230[1]**

Updated March 15, 2006

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-985) Section 11.10.230(1)

File No. B2100502

Environmental Checklist

Purpose of Checklist:

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: Hallett Road Mini Storage
2. Name of applicant: TDR Investments, LLC ATTN: Roman Oberemok
3009 S Geiger Blvd, Spokane, WA 99224
3. Address and phone number of applicant or contact person: Adams & Clark, Inc., ATTN: Daniel Clark, President, Adams & Clark, Inc., 1720 W. 4th Ave., Spokane, WA 99201

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Rec'd 5/24/21 KC

4. Date checklist prepared: March 24, 2020

5. Agency requesting checklist: Spokane County Planning Department - Spo. Co. Building & Planning Dept. KC

6. Proposed timing or schedule (including phasing, if applicable): The project will be completed in one phase. Plan approval in 2020, construction to begin middle to late 2020 or early 2021.

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. None

b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. Conceptual Stormwater Management Plan - Prepared by Adams & Clark and a Sketch report prepared by Bellwest dated 11/18/2020. KC 6/8/21

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. No. None are known at this time.

10. List any government approvals or permits that will be needed for your proposal, if known. Building Permit Application. Public agency approval of public water, sanitary sewer, and Spokane County road and drainage plan approvals. Building permits per Bldg. City of Spokane Sewer & Water, Spo. Co. Public Works for Road & Drainage. NPPES thru WA ST Dept of Ecology and FAA 7460-1 thru Federal Aviation Admin. KC 6/8/21

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. The project will consist of construction of 13 mini-storage buildings and 1 new office building. Approximately 107,430 sq. ft. of new pavement and parking will be provided. Drainage swales will be installed along the perimeter to handle stormwater runoff and full improvements to Hallett Road and Thomas Mallon Road will be constructed. Project site is approx 243,500 sq. ft in size per Co. Assessors Record. KC 6/8/21

12. Location of the proposal. Give sufficient information to a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.

The site is located north of and adjacent to Hallett Road and east of and adjacent to Thomas

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Mallon Road in the southwest quarter of Section 5, Township 24 North, Range 42 East, W.M. Spokane County, Washington.

Parcel # 24053.9055 & 9066
See attached vicinity map and proposed site plan. 6/8/21
Address assigned as 8920 W. Helett Rd. KC

13. Does the proposed action lie within the Critical Aquifer Recharge Area (CARA)? Yes, it is classified as a moderate susceptibility area.

Moderate Susceptibility to Groundwater Contamination.
KC 6/8/21

14. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA)

(1) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).

Stormwater infiltration will be managed by grass-lined swales and drywells.

(2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?

None.

(3) What protective measures will be taken to insure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems.

None needed. Project site is mapped within Moderate CARA and therefore will need to meet the requirements of the Spo Co. Critical Areas Ordinance.

(4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?

No. KC 6/8/21

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)?

Unknown at this time. See Geotech Eval report on file w/ Spo Co. Public Works & Spo Co. Bldg & Pldg. KC 6/8/21

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts?

Stormwater will be discharged through drywells after treatment in drainage swales.

A Stormwater Drainage plan & Geotech Report have been submitted for review for compliance w/ the Spo. Regional Stormwater manual & the Spo Co. Critical Areas Ordinance. KC 6/8/21

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TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

Evaluation for
Agency Use
Only

1. Earth

- a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountains, other: _____
- b. What is the steepest slope on the site (approximate percent slope)? Approximately 1 to 4%, sloping from the north property line to the south.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. The NRCS Soils Survey for Spokane County, Washington, classifies the on-site soils as Cheney ashy silt loam (Map Unit Symbol 3040). The site has not been used for agricultural practices in the past.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No. There are no portions of this site identified in the Critical Areas Ordinance, and no indications during a site visit were noticed.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: Where necessary, portions of the property will be graded into lower areas of the site to accommodate the installation of building foundations, roads, utilities, and access roads.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Yes, if not appropriately stabilized with the proper Best Management Practices. The sloping nature of the site and nature of the underlying soils are not potentially conducive to erosion. It is proposed that activities associated with on-site earthwork (cut and fill activities) and construction will require stabilization and erosion control measures to reduce the potential for soil- and water-borne erosion. To decrease this potential, the appropriate Best Management Practices should be implemented to mitigate wind-borne and water-borne erosion.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 80-90% will be covered with impervious surfaces, such as paved surfaces (roadways and driveways) and storage structures.

Project site is not mapped as containing Erodible Soils per Spo. Co. map. HC 6/8/21

To be reviewed for compliance w/ the Spo Co. Zoning Code. HC 6/8/21

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h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: To decrease the potential for soil-borne erosion, the appropriate Best Management Practices should be implemented during development to mitigate wind-borne and water-borne erosion.

Evaluation for Agency Use Only

An Erosion & Sediment Control plan has been submitted for review. KC 6/9/21

2. Air

a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. During construction, grading and construction equipment will emit dust and exhaust. Upon completion, the project will generate emissions from privately owned vehicles.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Yes, Interstate 90 is located approximately 0.52 miles to the northwest and produces vehicle exhaust.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: During on-site construction, the dust will be controlled with the appropriate dust abatement methods.

Requirements as per Spo. Regional Clean Air Agency. KC 6/9/21

3. Water

a. SURFACE:

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. None known.

Spo. Co. maps do not indicate the presence of any surface water body. KC 6/9/21

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No.

(3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. None. Does not apply.

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. No.

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- (5) Does the proposal lie within a 100-year floodplain? ____ If so, note location on the site plan.
No. The property that is being developed under this proposal is not located within a 100-year floodplain.

- (6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No.

b. GROUND:

- (1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
Yes, stormwater from the site will be routed to appropriate retention facilities for subsequent discharge through infiltration

Office Bldg. to be served by City of Spokane Sewer + Water. KC 6/9/21

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.
Storage buildings do not require waste discharge. The proposed office will be connected to public sewer. Stormwater will be collected and moved to stormwater retention and infiltration basins.

c. WATER RUNOFF (INCLUDING STORMWATER):

- (1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
The project will be served with a stormwater management system, which will collect the stormwater runoff from road surfaces and building roofs and direct it to a designed retention and infiltration system.

Could waste materials enter ground or surface waters? If so, generally describe.
No. It is not likely with the improvements proposed.

- d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water impacts, if any.
Stormwater will be collected in storm drains and treated before being discharged through a disposal system

Stormwater system shall be designed as per the Spo Regional Stormwater Manual and Spo. Co. CARRA regulations. KC 6/9/21

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4. Plants

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- a. Check or circle type of vegetation found on the site:
 - Deciduous tree: *alder, maple, aspen, other.*
 - Evergreen tree: *fir, cedar, pine, other.*
 - Shrubs
 - Grass
 - Pasture
 - Crop or grain
 - Wet soil plants, *cattail, buttercup, bullrush, skunk cabbage, other.*
 - Water plants: *water lily, eelgrass, milfoil, other.*
 - Other types of vegetation.

b. What kind and amount of vegetation will be removed or altered? The existing ground vegetation, consisting of dryland grasses and weeds will be removed with the initiation of on-site earthwork.

c. List threatened or endangered species known to be on or near the site. None are known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Aesthetic landscaping along the exterior perimeter will be installed at the completion of the project.

Landscape plan to be reviewed & approved per the spo. Co. zoning Code. KC 6/9/21

5. Animals

a. Circle any birds and animals which have been observed on or near the site are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: _____

mammals: deer, bear, elk, beaver, other: _____

fish: bass, salmon, trout, herring, shellfish, other: _____

other: _____

b. List any threatened or endangered species known to be on or near the site. None are known.

c. Is the site part of a migration route? If so, explain. Not that we are aware of.

d. Proposed measures to preserve or enhance wildlife, if any: Incorporate on-site landscaping.

No priority habitats per spo. Co. maps. Species native to the area may occupy or traverse site. KC 6/9/21

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6. Energy and natural resources

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- a. What kinds of energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Electric power and/or natural gas will be needed for lighting and heating. The site will be served by electricity and natural gas, both provided by Avista Utilities.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: Construction practices pursuant to Northwest UBC Energy Code Standards.

WA State Energy Code Compliance will be required. KC 6/9/21

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. No, none are foreseen.
 - (1) Describe special emergency services that might be required. None.
 - (2) Proposed measures to reduce or control environmental health hazards, if any: No additional measures are proposed or anticipated at this time.
- b. NOISE:
 - (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Highway traffic noise. The site is located in the vicinity of Interstate 90, and the site will be slightly affected by vehicular traffic noise.
 - (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Short term: Heavy equipment activities such as construction, grading, and building activities.
Long term: Little substantial noise generated from a mini storage

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site. If there is any, it is anticipated that it will primarily consist of moving vehicles loading and unloading storage items.

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(3) Proposed measure to reduce or control noise impacts, if any: None.

Construction Activities shall be in compliance w/ the Spo Co. Noise Ordinance KC 6/9/21

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? The site is currently a vacant lot with no existing structures. Surrounding and adjacent areas are: residential tracts.

b. Has the site been used for agriculture? If so, describe. No

c. Describe any structures on the site. No structures are currently on the site.

d. Will any structures be demolished? If so, which? No

e. What is the current zoning classification of the site? Light Industrial (LI)

f. What is the current comprehensive plan designation of the site? Light Industrial (LI)

g. If applicable, what is the current shoreline master program designation of the site? Does not apply at this time.

h. Has any part of the site been classified as a critical area? If so, specify. Yes, Moderate CARA and Airport Compatibility Zone. Not that we are aware of at this time. *KC 6/10/21*

i. Approximately how many people would reside or work in the completed project? At complete project build-out, approximately 1-2 people would work in the office.

j. Approximately how many people would the completed project displace? None.

k. Proposed measures to avoid or reduce displacement impacts, if any: None.

l. Proposed measures to ensure the proposal is compatible with existing

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and projected land uses and plans, if any: _____
The proposal complies with the current allowed uses by the current zoning designation of Light Industrial (LI).

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Project shall comply w/ the Spo. Co. Zoning Code, Spo. International Airport Cancellation easement & Federal Aviation Regulations (FAR) Part 77. KC 6/10/21

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. _____
The proposal is for approximately 700 storage units within 13 structures as well as 1 office building.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. _____
None. Does not apply.
- c. Proposed measures to reduce or control housing impacts, if any: _____
None at this time.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? _____
One-story maximum height. It is anticipated that the principal exterior building material will be wood, aluminum, or masonry products.
- b. What views in the immediate vicinity would be altered or obstructed? _____
Views of the subject property will change from vacant land to a self-contained mini storage site. It is not anticipated that the development of the property will significantly reduce the views from adjacent properties.
- c. Proposed measures to reduce or control aesthetic impacts, if any: _____
Development will be pursuant to zoning standards with proper setbacks, height controls, and landscaping of open space area.

Construction height over 15'5" will require an airspace study per Spokane Airport. KC 6/10/21

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? _____
The on-site lighting will be a combination of interior and exterior lighting of entry gates, the office and access roads to storage units during evening and night time hours. Safety lighting from street lights during the night time hours and landscape lighting directed at the site entry will also occur.
- b. Could light or glare from the finished project be a safety hazard or

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interfere with views? No, not likely. Efforts will be made to see that on-site lighting is neither a safety hazard or nor will interfere with views from adjacent properties.

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c. What existing off-site sources of light or glare may affect your proposal? None are anticipated.

d. Proposed measures to reduce or control light and glare impacts, if any: The on-site lighting will be downward directed, in the case of landscape lighting, in an effort to reduce the potential for glare.

Outdoor lighting per Spo. Co. Bonding Code. KC 6/10/21

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? The subject property is surrounded by large-tract residential homes.

b. Would the proposed project displace any existing recreational uses? If so, describe. No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None proposed at this time.

13. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. Not that we are aware.

b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site. None are known to be on or next to the subject property.

c. Proposed measures to reduce or control impacts, if any: None.

A copy of this checklist to be sent to DAHP for review & comment. KC 6/10/21

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. The site is accessed by Thomas Mallon Road and Hallett Road.

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- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? No.
 - c. How many parking spaces would the completed project have? How many would the project eliminate? The project will provide 4 parking spaces for the office. The mini-storage site has parking available along the access roads between storage buildings to park. None will be eliminated.
 - d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private). Yes, the project will widen and make full improvements to Hallett Road and Thomas Mallon Road, along the frontage of the site.
 - e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. No.
 - f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. Based upon an estimated trip generation of 0.25 trips per day per unit, this proposal, at full build-out of 700 units would generate approximately 175 trips per day.
- (Note: to assist in review and if known indicate vehicle trips during PM peak, AM Peak and Weekday (24 hours).)
- g. Proposed measures to reduce or control transportation impacts, if any: None.

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~ Per Spo. Co. Zoning Code. RC 6/10/21

Road improvement plans to be reviewed Per Spo. Co. Public Works RC 6/10/21

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. Yes, fire and police protection will be needed.
- b. Proposed measures to reduce or control direct impacts on public services, if any: Increased tax revenue and development fees may be utilized to help offset development impacts

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16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: _____
- b. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed. _____
- **There is an existing overhead electrical serviced provided by Avista Utilities;**
 - **Telephone provided by CenturyLink;**
 - **Sanitary sewer connection to the City of Spokane sanitary sewer system;**
 - **Public water connection to the City of Spokane Public Water System.**

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C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 3/24/20 Signature: Greg Miller

Please Print or Type:
Proponent: TDR Investment LLC Address: 3009 S Geiger Blvd
Spokane, WA 99224

Phone: (509) 242-7297

Person completing form (if different from proponent): Greg S. Miller, PE Address: 1720 W. 4th Avenue
Adams & Clark, Inc Spokane, WA 99201

Phone: (509) 747-4600

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Kathy Cummings

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

- A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.